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Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)
Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class P

Development consisting of a change of use of a building (up to 500m² of floor space) to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B8 (storage or distribution buildings) of that Schedule

After changing to a residential use, existing permitted development rights for dwelling houses (Class C3) will not apply.

The new right does not apply in National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites, Listed Buildings or land within the curtilage of Listed Buildings, Scheduled Monuments, or in Sites of Special Scientific Interest, Safety Hazard Areas and Military Explosives Storage Areas.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: You need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address Title: <input type="text"/> First name: <input type="text"/> Last name: <input type="text" value="mackover"/> Company (optional): <input type="text"/> Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/> House name: <input type="text"/> Address 1: <input type="text"/> Address 2: <input type="text"/> Address 3: <input type="text"/> Town: <input type="text"/> County: <input type="text"/> Country: <input type="text"/> Postcode: <input type="text"/>	2. Agent Name and Address Title: <input type="text"/> First name: <input type="text"/> Last name: <input type="text"/> Company (optional): <input type="text" value="GSE"/> Unit: <input type="text"/> House number: <input type="text" value="64a"/> House suffix: <input type="text"/> House name: <input type="text"/> Address 1: <input type="text"/> Address 2: <input type="text" value="Canfield Gardens"/> Address 3: <input type="text"/> Town: <input type="text" value="London"/> County: <input type="text"/> Country: <input type="text"/> Postcode: <input type="text" value="NW6 3EB"/>
3. Site Address Details Please provide the full postal address of the application site. Unit: <input type="text" value="ground floor"/> Building number: <input type="text" value="246"/> Building suffix: <input type="text"/> Building name: <input type="text"/> Address 1: <input type="text" value="2 Hermit Place rear of"/> Address 2: <input type="text" value="Beisize Road"/> Address 3: <input type="text"/> Address 4: <input type="text"/> Postcode: <input type="text" value="NW6 4BT"/>	

4. Description of the Proposed Development

What is the net increase in dwellinghouses proposed by the development? The number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development. 1

Please describe the proposed development, including relevant information covering transport and highways impacts of the development, air quality impacts on intended occupiers, noise impacts of the development, risks of contamination, flooding, and the impact the change of use would have on existing industrial uses and or storage or distribution uses:

This is an application under The Town and Country Planning (General Permitted Development)(England) Order 295 for development consisting of a change of use of the building from storage use to dwelling house.
 As detailed in Schedule 2, Part 3, P.2, development is permitted subject to the condition that before beginning the development, the developer must provide the following information.
 (a) I can confirm that the building was used solely for storage on 19th March 2014 and was used solely for storage "for a period of at least 4 years before the date of development".
 The following evidence is provided (attached):
 (VOA record (ref 00680000210018) demonstrates the building to be solely in storage use on "19th March 2014"
 (VOA record (ref 00680000200029) demonstrates the building to have been solely in storage use at 1 April 2005 and at 1 April 2010, which is "for a period of at least 4 years before the date of development"
 (b) Prior approval of the authority is not required as:
 (i) There are no impacts of air quality on the intended occupiers as this is a predominantly residential area with nearby mews properties / upper floors in long-term residential use. The ground at lower levels of the building is entirely concrete encased, however a soil sample was taken to confirm the contamination study (see (iii)).
 (ii) There are no transport and highways impacts of the development as the applicant is willing to enter into a permit free agreement, a copy of which is attached. Cycle storage is already provided in an existing storage space.
 (iii) The attached reports from Nova Asbestos Surveys Limited and Geotechnical Limited confirm that there are no contamination or asbestos risks relating to the building. Confirmation is provided in the analysis of the soil beneath the property.
 (iv) The Zone 1 site is considered to be at very low risk of surface water flooding according to the Environment Agency, with less than 1/

What is the gross floor space of the existing building: 53.5 m2

What is the total floor space to be changed to residential, if different from the above? 53.5 m2

Development is not permitted if the gross floor space of the existing building exceeds 500 square metres

5. Agricultural Tenancy

Is the site under an agricultural tenancy? Yes No

If yes, have you obtained consent from both the landlord and the tenant? Yes No

Name Of Landlord	Agricultural Tenant Address	Date Consent Received

6. Eligibility

Was the building last used or in use as storage or distribution (Class B8) on or before 19th March 2014?
This includes former businesses in an office use (Class B1) or general industrial (Class B2) buildings that have changed use to storage or distribution (Class B8) use under existing permitted development rights, provided that they were in such uses on 19th March 2014.

Yes No Don't know

**If you have answered No to this question, you cannot seek prior approval for change of use to residential.
If you have answered Don't Know to this question, the LPA may request further information.**

Was the building in B8 use for a period of at least 4 years before the date development begins? Yes No Don't know

**If you have answered No to this question, you cannot seek prior approval for change of use to residential.
If you have answered Don't know to this question, the LPA may request further information.**

7. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). A statement setting out the evidence to demonstrate that the building was used solely for storage or distribution centre use on the 19th March 2014 and the building was used solely for storage or distribution centre use for a period of at least 4 years.

The correct fee

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.co.uk/buyaplan)

8. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

GSE

20/12/2016

(date cannot be pre-application)

9. Developer Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

10. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

office@grosvenor-square-estates.com